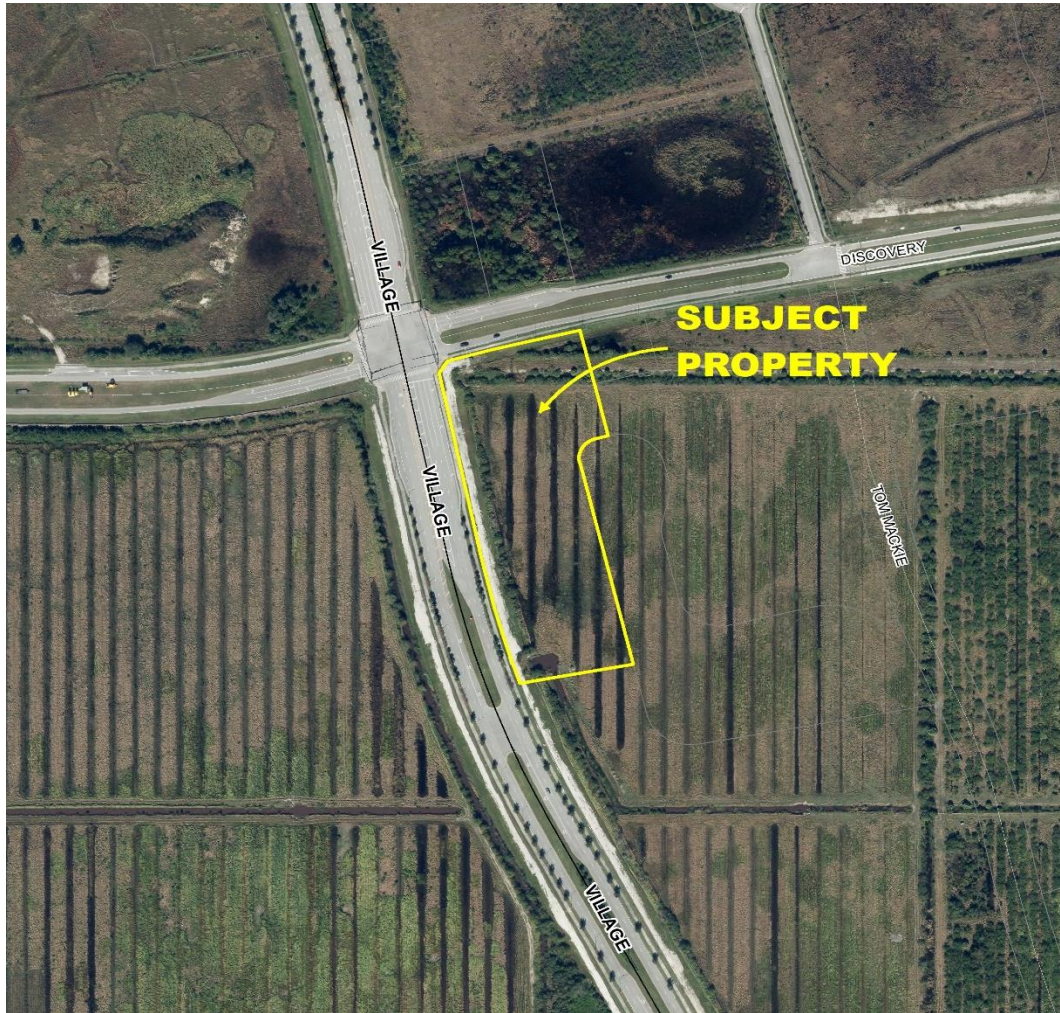




**Southern Grove Plat No. 34
Preliminary and Final Subdivision Plat
P20-216**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 34.
Applicant:	Jayson Harrison, P.E., Engineering, Design, and Construction, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation
Location:	The property is located in the southeast corner of the intersection of SW Discovery Way and SW Village Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Southern Grove Plat No. 34 is a preliminary and final subdivision plat consisting of a replat of Tract 1, Southern Grove Plat No. 29. Tract 1 is approximately 5.623 acres in size. It will create two parcels for future development as follows:

- Parcel 1 – 2.69 acres
- Parcel 2 – 2.94 acres

There are no infrastructure improvements associated with the proposed subdivision plat. The plat does create an access easement on Parcel 2 for the benefit of Parcel 1 to provide ingress and egress access from SW Village Parkway. A site plan has been submitted for Parcel 1 that will allow for a four-story hotel with 122 guest rooms for a project known as Woodspring Suites Hotel (P20-218).

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed subdivision plat at their meeting of November 25, 2020 and recommended approval.

Location and Site Information

Parcel Numbers:	4315-706-0002-000-0
Property Size:	5.623 acres, more or less
Legal Description:	Southern Grove Plat No. 29, Tract 1
Future Land Use:	NCD (New Community Development) District
Existing Zoning:	MPUD (Tradition Commerce Park Master Planned Unit Development)
Existing Use:	Vacant land

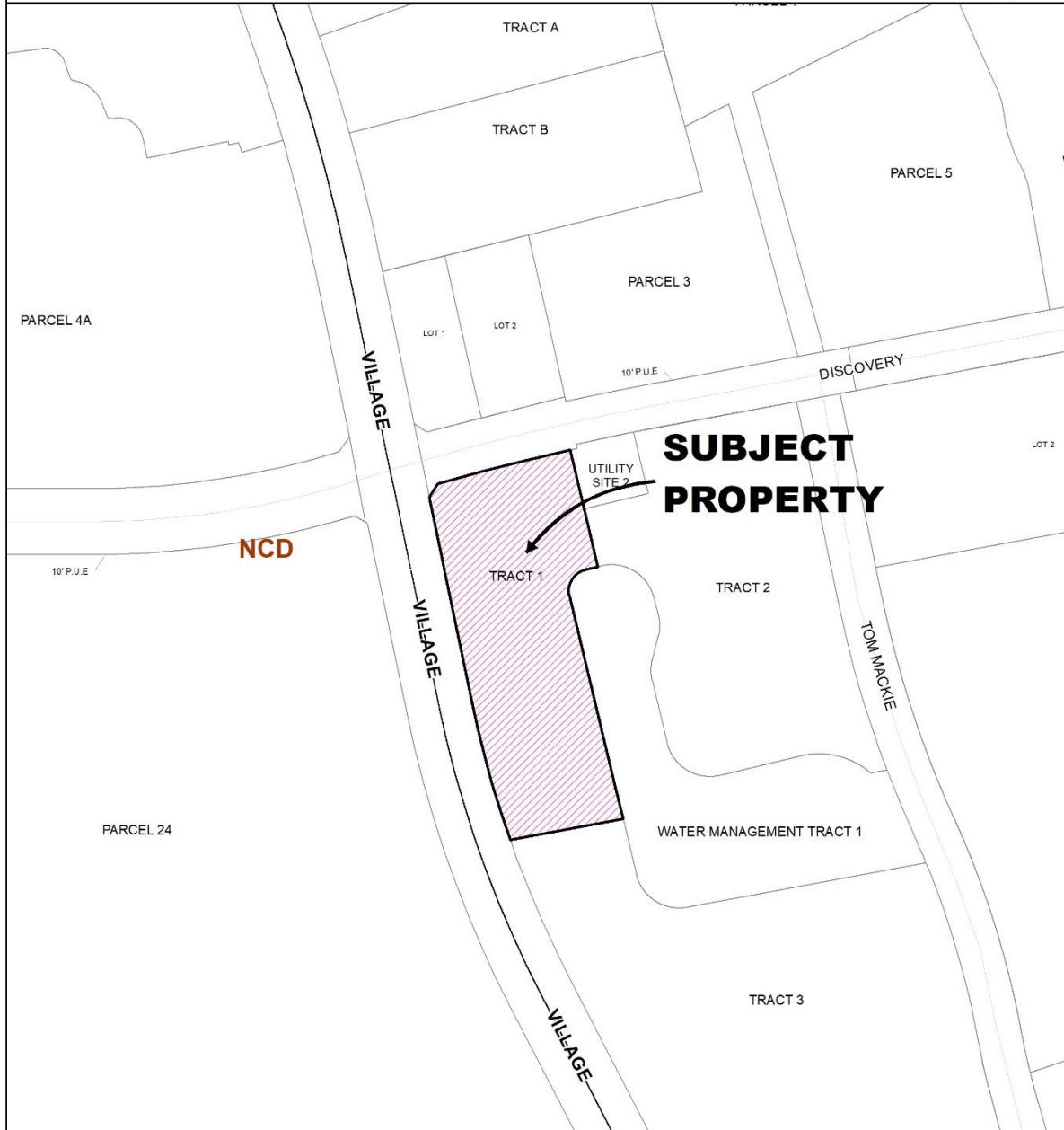
Surrounding Uses


Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	The site is under construction for 10,476 square feet of retail and a 4-story 82 room hotel (P19-052 - Discovery Plaza and Hotel).
South	NCD	MPUD	The site is under construction for a 372 unit apartment complex (P20-044 - AHS Residential Site Plan).
East	NCD	MPUD	Vacant land (P18-175 - Oculus Site Plan)
West	NCD	MPUD	Vacant land (P20-040 - Telaro at Southern Grove Residential Subdivision Plat)

NCD - New Community Development

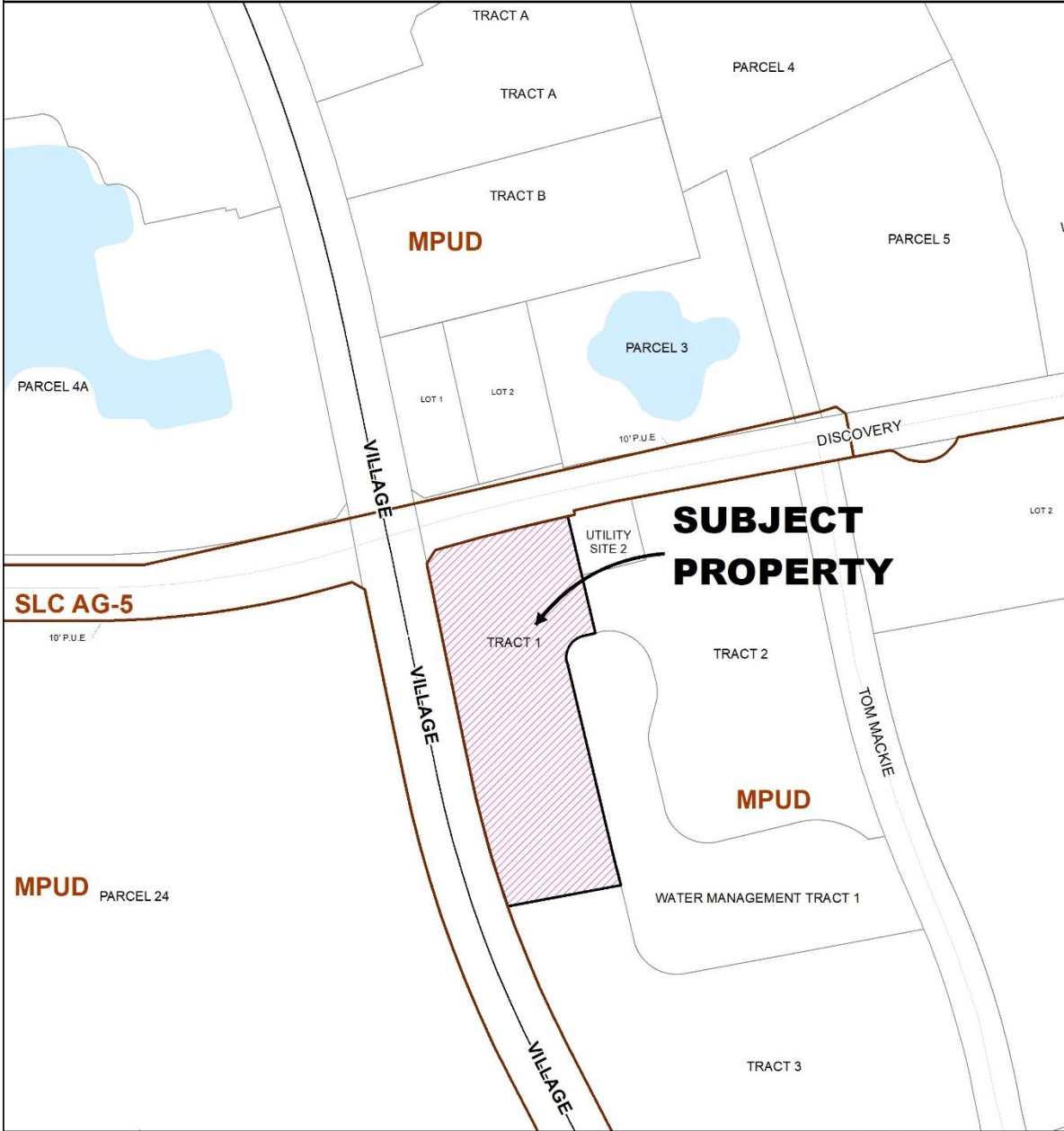
MPUD – Master Planned Unit Development


FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT SOUTHERN GROVE PLAT NO. 34 SOUTHERN GROVE PLAT NO. 29, P/O TRACT 1	DATE: 2/3/2021
			APPLICATION NUMBER: P20-216
			USER: patricias
			SCALE: 1 in = 300 ft

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT SOUTHERN GROVE PLAT NO. 34 SOUTHERN GROVE PLAT NO. 29, P/O TRACT 1	DATE: 2/2/2021
			APPLICATION NUMBER: P20-216
			USER: patricias
			SCALE: 1 in = 300 ft

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the Southern Grove Development of Regional Impact and subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The Port St. Lucie Utility Systems will provide water and sewer service.
<i>Traffic Circulation</i>	<p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>A trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts.</p>
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.
<i>Stormwater Management Facilities</i>	<p>A stormwater management tract was created with the approval of Southern Grove Plat No. 29. The water management tract is under construction and will provide storage and conveyance for the adjacent properties pursuant to a recorded Lake Excavation Agreement.</p> <p>Paving and drainage plans that are in compliance with the adopted level of service standard and the Southern Grove DRI development order will be required with each site plan that is submitted for the development of the proposed tracts.</p>
<i>Solid Waste</i>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan that is submitted for the development of the proposed tracts.
<i>Public School Concurrency Analysis</i>	Public school requirements are addressed under Condition 62 of the DRI Development Order.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was submitted. Any impacts to existing wetland areas were previously mitigated under Army Corp permit number SAJ-2006-2046 (IP-AAZ).

Related Projects

P20-218 – Woodspring Suites Hotel Site Plan

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at their meeting of November 25, 2020 and recommended approval.